December 2008
27th Edition

DEVELOPMENT SERVICES NEWSLETTER

IN THIS ISSUE:

- **MISSION STATEMENT:** "Our Mission is to encourage and promote safe, quality development and construction in the City of Salina."
- **PME MEETING:** The Plumbing, Mechanical & Electrical Contractors meeting is held quarterly in March, June, September and December usually on the **first Wednesday or Thursday** at 7:00 p.m. in Rm. 107 of the City-County Building.
- Congratulations! Ron Deneault has passed the IAPMO certification test for Plumbing Plans Examiner.
- **UPCOMING BUILDING ADVISORY BOARD MEETING DATES:**
  January 13
  February 10
  March 10
  April 14
  May 12
  June 9

BAB Meetings are at 4:00 p.m. in Rm. 107 of the City County Building at 300 W. Ash

Merry Christmas

Development Near the City's Flood Protection Levee

The City's flood protection levee was built by the U.S. Army Corp of Engineers (USACE) for the City of Salina in the late 1950's in the aftermath of the flood of 1951. While the City owns and maintains the levee system, the USACE provides oversight of the levee system for the City and provides reviews of developments near the levee. The raised levee is just a portion of what is required to protect Salina from floods. The USACE considers 1000' either side of the levee to be critical to the levee's integrity.

During a flood, the weight of the water on the river side of the levee creates tremendous downward pressure on the ground beneath it as well as lateral pressure against the levee. That downward pressure on the ground translates to the groundwater beneath the levee and to the side opposite the river (the land side). Any excavation on the land side of the levee, therefore, could be an opening for groundwater to come up to the surface. Groundwater protrusions have the capacity to bring with them soil particles which could eventually lead to breaches and failures in the levee.

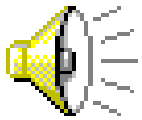
Any development within the levee's critical zone must be reviewed by the City's engineering department to determine whether any excavations pose a risk to the levee's integrity. Excavations within 500 feet on the land side and 300 feet on the river side must be reviewed by the USACE, while excavations between 500 and 1000 feet on the land side and 300 and 1000 feet on the river side may be reviewed by the USACE if the City's engineering department deems necessary. The USACE will not review any excavations that do not first come through the City's engineering department.

So what does this mean to developers and property owners?

- Excavations and any improvements put in their place must be designed by a licensed engineer in accordance with guidelines found on the USACE's website.
- Basement wall and floor thicknesses may need to be increased. Recent designs have included thicknesses of two inches over non-critical zone designs.
- Higher strength concrete may be required in critical zone basement wall and floor designs. Recent designs have specified 4000 psi as opposed to 3000 psi concrete.
- Higher strength reinforcing steel may be required in critical zone basement wall and floor designs. Recent designs have specified 60 ksi as opposed to 40 ksi steel.
- Backfill may have additional requirements or be required to be flowable fill (very low strength concrete).
- Reviews performed by the City should be completed within two weeks of receipt of complete plans.
- Reviews performed by the USACE may take up to 90 days. The USACE office in Kansas City that serves Kansas also serves many other Midwestern states.
- Re-submittals may require additional review periods of the same durations.

Developing within the levee's critical zone is still possible, but it takes a little extra time and effort, and the City's staff is available to help you through this process. If you have any questions or need additional information, please contact the City's engineering department at (785) 309-5725.

THINGS YOU NEED TO KNOW



Installation Instructions ("The Other Code")

For many years, the building code has been written in a prescriptive format with step-by-step instructions for how building components should be installed or connected together. However, the evolution of construction technologies is progressing at a rate that makes it harder and harder for the building code to keep up with by requiring prescriptive installation methods.

For years, plumbing, mechanical and electrical codes have relied on language that says that products and appliances must be installed according to the terms of their listing and the manufacturers' installation instructions. Similarly, the building code and residential code are placing increased reliance on language that says that products must be installed according to the installation instructions. This includes everything from roofing and siding products to windows, hardware and spray-foam products. Without the instructions, it can be quite easy to make a mistake in the proper installation of any given product. For example, due to the design of the product, Tyvek building wrap must be installed in a horizontal orientation and must not be applied vertically. Also, there are very specific fastening instructions which limit the number of fasteners that can be applied. And it might be a mistake to assume that all building wrap products have the same installation requirements. As another example, the 2006 International Residential Code contains new language which says that windows must be installed according to the manufacturer's instructions in order to be considered an approved installation for the building's weather-resistant envelop.

It would be impossible for our inspectors to be versed in all of the installation requirements for the myriads of products available on the market. However, some products will have various basic requirements that are the same, and our staff will be able to identify obvious red flags. Please remember that the improper installation of a product regulated by the code is still a code violation. We will generally rely on the contractor to make sure that products are correctly installed, but if an inspector has a question about a specific installation, it would be the contractor's responsibility to provide the installation instructions that were used to install the product.

CSST Bonding

We have received several bulletins from the manufacturers of CSST (Corrugated Stainless Steel Tubing) with information regarding the proper electrical bonding of their products. It would also appear that the requirement is basically industry-wide for most CSST manufacturers, but particularly applicable to the brands of CSST readily available here in Salina.

Basically, the installation requirements for CSST require that gas pipe systems that contain CSST products must be electrically bonded into the premises grounding system. This would apply even to hybrid systems consisting of both steel pipe and CSST. An equipment grounding conductor such as that serving a furnace cannot serve as the bonding conductor. The bonding attachment must be made between the point of entry of the gas piping system into the building and ahead of any CSST pipe. Since the bonding conductor is part of the electrical grounding system of the premises, this installation should be performed by a licensed electrical contractor.

This bonding requirement is critical for the protection of the piping system from potential damage caused by lightning strikes. Uniform Plumbing Code section 310.4 requires that all plumbing systems must be installed in a manner conforming to the manufacturer's installation instructions. We will begin mandatory enforcement of the requirements effective April 1, 2009. However, please be aware that even in the voluntary compliance period, not providing the electrical bond as required by the manufacturer will typically void the listing of the product and may increase the liability of the installer.

REMINDER.....New Fee Schedule

The new fee schedule for building permits, PME stand-alone permits, Planning and Zoning applications and other Development Services fees goes into effect on January 1, 2009. Please find this information online at www.salina-ks.gov, click on Building Services, click on Fees or visit our offices and pick up a copy of the fee schedule. The August newsletter contained detailed information on these fee increases.

Addressing, Just a Number-Right?

The City of Salina Municipal Code Section 35, Article V sets forth that all buildings or dwellings situated within the corporate city limits shall display a number assigned to that building on the front of the building. In addition to the Municipal Code, the International Fire Code requires an approved number or address be placed on all new and existing buildings in such a position as to be plainly visible and legible from the street or road fronting the property.

Address numbers and street names are determined and indicated on a plat when a new sub-division is created. The address is officially assigned at the time a building permit application is submitted for a new building or dwelling. The address is noted on the application, before the building permit is reviewed and approved for issuance.

As required by the City's Municipal Code, the actual letters utilized for the numbering of buildings shall not be less than 2 1/2 inches high and shall be in a color that contrasts with the building background to assure increased visibility. Oftentimes organizations will go door-to-door offering to paint address numbers on the curb in front of a dwelling for a fee. Any advertisements or solicitations by any individual, group or organization is not a City of Salina, Fire, or Police department program. The City does not require this type of curb marking and does not endorse any particular curb marking service. In addition any group performing this type of work is required to be licensed by the City of Salina. A peddler's license and curb painting permit can be obtained in the City Clerk's Office.

Proper addressing is an extremely important issue in locating a dwelling in an emergency situation. Therefore it is important that the minimum addressing standards requiring numbers to be placed on the front of the building be followed.

How can an address be changed?

A property owner may have a need to change the address for a particular building or buildings. In order to change an assigned address, the owner must request and obtain approval from the City Engineer. The owner submits a "Request for Change of Address" form to the City Engineer. This form can be obtained by contacting the City Engineer's office at 309-5725. Once the completed request form is submitted, staff will review the request and upon determining that a change of address is justified, the new address is assigned. That address change is then communicated via a letter to the property owner and all other agencies or city departments affected by the change, such as Water Customer Accounting, Westar Energy, U.S. Postal Service, 911 Dispatch, and Kansas Gas Service.

Roof Truss Installation

Engineered roof trusses are strategically designed to carry the loads that might be imposed upon them. However, the ability of the truss to perform adequately is also dependent on its proper installation.

Trusses fabricated with metal plate connectors are required by sections R802.10.2 and R802.10.3 of the 2003 International Residential Code to be designed and installed according to the standard adopted by the Truss Plate Institute (TPI). In the absence of specific bracing details provided by the designer, permanent bracing is to be provided in accordance with TPI's standard installation guidelines. These guidelines are ordinarily furnished by the supplier with every set of truss drawings on an illustrated sheet labeled BCSI-B1. The truss shop drawings may specify the locations of permanent continuous lateral restraint or reinforcement (CLR) for individual truss members. The general notes on the BCSI-B1instruction guideline refer to another guideline, BCSI-B3, that must be used in order to properly brace these CLR's as well as for bracing gable end trusses. This document is not usually included in the truss packet, but is readily available from most of our local suppliers. Typically the guidelines will provide instructions on the locations of additional diagonal bracing that is required to restrain the CLR's. The Building Code contains similar provisions for the installation of bracing on metal plate connected trusses.

Conformance to these installation standards is a building code requirement and is necessary for the safe performance of roof truss systems. Although we would highly recommend that the proper bracing of CLR's should be implemented immediately, we will not begin requiring that the braces be in place until April 1, 2009.

We also want to remind truss installers that the truss shop drawings contain very specific information related to the required resistance to uplift that must be provided by connectors at the attachment points, as well as the loads that must be supported when hangars are used. This is particularly important for girder trusses since loads will be more concentrated. In some cases we have noted that the connector or hangar that was installed for a girder truss was not strong enough for the stated loads. Anyone who would like more information on the proper installation of roof trusses is welcome to contact our office at 785-309-5715 and make arrangements to speak with an inspector.

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email:building.services@salina.org

Phone: Planning 785-309-5720
FAX: (785) 309-5713

Visit the City Website at www.salina-ks.gov

Building Advisory Board Update

Once again this has been a very busy year for the Board. In addition to reviewing the building and electrical codes for update to the current editions, the Board has also recommended several amendments to our currently adopted codes as well as recommending changes to our licensing requirements.

In an effort to more thoroughly validate the city's code update process, the City Manager's office (CMO) is reviewing the present procedure for identifying stakeholders and soliciting input. The CMO has requested that further code review by the Board be suspended until they have an opportunity to present any recommendations that they believe would be prudent.

However, the Board still has several other topics to discuss in an effort to follow-up concerns previously expressed by the Homebuilders Association and by our local design professionals. Of particular interest to the design professionals is continued discussion of special inspections requirements, contained in Chapter 17 of the International Building Code.

To stay informed about the Building Advisory Board's activities, each month's agenda can be found on Building Services' webpage on the city website at www.salina-ks.gov. That agenda is posted to the website on the Friday prior to the Tuesday Board Meeting. If you prefer to receive a direct email notice about these meetings, please go to the website, click on "Mailing Lists" and sign up to receive the agenda notice.

Remember, if you are a licensed contractor, craftsman or the designated qualified individual for a contractor, attendance at the BAB meeting qualifies for continuing education credits.

City of Salina

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